

**SEMINOLE COUNTY GOVERNMENT  
AGENDA MEMORANDUM**

**SUBJECT:** Seminole County BCC/North CR 427 Site, Seminole County – applicant; request to rezone approximately 1.26 acres from A-1 (Agriculture) to PLI (Public Lands and Institutions) for Kid’s House of Seminole County.

**DEPARTMENT:** Planning & Development **DIVISION:** Planning

**AUTHORIZED BY:** Donald S. Fisher **CONTACT:** Cathleen Consoli **EXT.** 7377

<b>Agenda Date:</b> <u>8/26/03</u> <b>Regular</b> <input type="checkbox"/> <b>Consent</b> <input type="checkbox"/> <b>Work Session</b> <input type="checkbox"/> <b>Briefing</b> <input type="checkbox"/>
<b>Public Hearing – 1:30</b> <input checked="" type="checkbox"/> <b>Public Hearing – 7:00</b> <input type="checkbox"/>

**MOTION/RECOMMENDATION:**

1. Enact an ordinance to APPROVE the request to rezone approximately 1.26 acres from A-1 (Agriculture) to PLI (Public Lands and Institutions) located on the south side of CR 427 approximately 300 feet west of Hester Avenue; Seminole County – Applicant; based on staff findings or;
2. DENY the request to rezone approximately 1.26 acres from A-1 (Agriculture) to PLI (Public Lands and Institutions); located on the south side of CR 427 approximately 300 feet west of Hester Avenue ; Seminole County – Applicant or;
3. CONTINUE the request to a date and time certain.

District 5 – McLain

Cathleen Consoli - Senior Planner

**BACKGROUND:**

In May of 2001, Seminole County granted a lease agreement to Kid’s House of Seminole County on property located adjacent to the west of the subject property on North CR 427 (Ronald Regan Boulevard). Kid's House of Seminole County is a non-residential counseling center for children, which is funded by a variety of sources, including the Seminole County Sheriff's Office. Due to an increase in needed services, Kid's House wishes to expand its facility upon the adjacent property which is also County owned.

On July 22, 2003 the Board of County Commissioners directed staff to proceed with the administrative rezoning process for the subject parcel on which the expansion is proposed. Currently, it is zoned A-1. The proposed PLI zoning is the appropriate zoning for publicly owned land and the proposed use.

**LPAP&Z:**

The Board voted 5-0 to recommend approval of this request.

Reviewed by:
Co Atty: <u>KJC</u>
DFS:
OTHER: <u>MM</u>
DCM: <u>SS</u>
CM: <u>llk</u>
File No. <u>ph130pdp07</u>

**STAFF RECOMMENDATION:**

Staff recommends approval of the request based on findings in this report.

**MINUTES FOR THE SEMINOLE COUNTY  
LPA / P&Z COMMISSION  
AUGUST 6, 2003**

**Members present:** Alan Peltz, Dick Harris, Ben Tucker, Beth Hattaway, and Dudley Bates

**Members absent:** Thomas Mahoney, Chris Dorworth

**Also present:** Jeff Hopper, Senior Planner, Matt West, Planning Manager, Cathleen Consoli, Senior Planner, J.V. Torregrosa, Planner, Jim Potter, Development Review, Mahmoud Najda, Development Review Manager, Karen Consalo, Assistant County Attorney, J.R. Ball, Development Review, Don Fisher, Director of Planning and Development, Gary Rudolph, Utilities Manager and Candace Lindlaw-Hudson, Sr. Staff Assistant.

**J. Seminole County BCC / North CR 427 site,** Seminole County BCC – applicant; approximately 1.26 Acres; rezone from A-1 (Agriculture) to PLI(Public Lands and Institutions) south side of North CR 427,approximately 300 feet west of Hester Avenue; (Z2003-032).

Commissioner McLain - District 5  
Cathleen Consoli - Senior Planner

In May of 2001, Seminole County granted a lease agreement to Kid's House of Seminole County on property located adjacent to the west of the subject property on North CR 427 (Ronald Regan Boulevard). Kid's House of Seminole County is a non-residential counseling center for children, which is funded by a variety of sources, including the Seminole County Sheriff's Office. Due to an increase in needed services, Kid's House wishes to expand its facility upon the adjacent property which is also County owned.

On July 22, 2003 the Board of County Commissioners directed staff to proceed with the administrative rezoning process for the subject parcel on which the expansion is proposed. Currently, it is zoned A-1. The proposed PLI zoning is the appropriate zoning for publicly owned land and the proposed use.

Staff recommendation was for approval of the request.

There were no questions from the Board or the audience.

**Commissioner Peltz made a motion to recommend approval of the request.**

**Commissioner Hattaway seconded the motion.**

**The motion passed by a vote of 5 – 0.**

## Seminole County BCC/North CR 427 Site

REQUEST INFORMATION	
<b>APPLICANT AND PROPERTY OWNER</b>	Seminole County BCC
<b>REQUEST</b>	Rezone from A-1 (Agriculture) to PLI (Public Lands and Institutions)
<b>HEARING DATE(S)</b>	P&Z: August 6, 2003      BCC: August 26, 2003
<b>SEC/TWP/RNG</b>	23-20-30-300-010A-0000
<b>LOCATION</b>	South side of North CR 427 approximately 300' west of Hester Avenue
<b>FUTURE LAND USE</b>	LDR (Low Density Residential)
<b>FILE NUMBER</b>	Z2003-032
<b>COMMISSION DISTRICT</b>	District 5 McLain

### OVERVIEW

- Zoning Request:** Seminole County wishes to rezone approximately 1.26 acres of county owned land located on the south side of North CR 427 approximately 300 feet west of Hester Avenue. The proposed use on the property is Kid's House of Seminole County which is a non-residential facility for children. The BCC directed staff to process this rezoning request to facilitate the expansion of this public service use.

**Existing Land Uses:** The existing zoning designations and land uses are as follows:

	<b>Zoning</b>	<b>Future Land Use</b>	<b>Existing Land Use</b>
<b>North</b>	A-1	Low Density Residential	Vacant, Flea World
<b>South</b>	A-1	Low Density Residential	Single Family Residential
<b>East</b>	C-1, R-1AAA	Low Density Residential	Single Family Vacant
<b>West</b>	PLI	Low Density Residential	Kid's House

For more detailed information regarding zoning and land use, please refer to the attached map.

### **SITE ANALYSIS**

#### **Facilities and Services:**

- Adequate facilities and services must be available concurrent with the impacts of development. If required by the concurrency review, additional facilities and services will be identified.
- The proposed zoning is consistent with the adopted future land use designation assigned to the property, and does not alter the options or long range strategies for

facility improvements or capacity additions included in the Support Documentation to the Vision 2020 Plan.

3. Water and sewer service are available to serve the site.
4. Information on stormwater capacity and outfall will have to be provided prior to Final Site Plan approval.

**Compliance with Environmental Regulations:** At this time there are no concerns regarding compliance with environmental regulations.

**Compatibility with surrounding development:** The proposed use on this publicly owned land can be compatible with the adjacent residential zoning district through adequate buffers and sensitive site design. The property to the west is currently leased to the Kid's House of Seminole County.

### ***STAFF RECOMMENDATION***

Staff recommends approval of the request.

AN ORDINANCE AMENDING, PURSUANT TO THE LAND DEVELOPMENT CODE OF SEMINOLE COUNTY, THE ZONING CLASSIFICATIONS ASSIGNED TO CERTAIN PROPERTY LOCATED IN SEMINOLE COUNTY (LENGTHY LEGAL DESCRIPTION ATTACHED AS EXHIBIT); ASSIGNING CERTAIN PROPERTY CURRENTLY ASSIGNED THE A-1 (AGRICULTURE) ZONING CLASSIFICATION THE PLI (PUBLIC LANDS AND INSTITUTIONS) ZONING CLASSIFICATION; PROVIDING FOR LEGISLATIVE FINDINGS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF SEMINOLE COUNTY, FLORIDA:

**Section 1. LEGISLATIVE FINDINGS.**

(a) The Board of County Commissioners hereby adopts and incorporates into this Ordinance as legislative findings the contents of the documents titled Seminole County BCC/ North CR 427 Site.

(b) The Board hereby determines that the economic impact statement referred to by the Seminole County Home Rule Charter is unnecessary and waived as to this Ordinance.

**Section 2. REZONINGS.** The zoning classification assigned to the following described property is changed from: A-1 (Agriculture) To PLI (Public Lands and Institutions):

SEC 23 TWP 20S RGE 30E BEG 667.14 FT S & 996.77 FT E OF NW COR OF NE 1/4 OF NW 1/4 RUN E121.75 FT N 448.99 FT SWLY ON ST RD 427 200.04 FT S 7 DEG 28 MIN 06 SEC E 348.61 TO BEG

**Section 3. CODIFICATION.** It is the intention of the Board of County Commissioners that the provisions of this Ordinance shall not be codified.

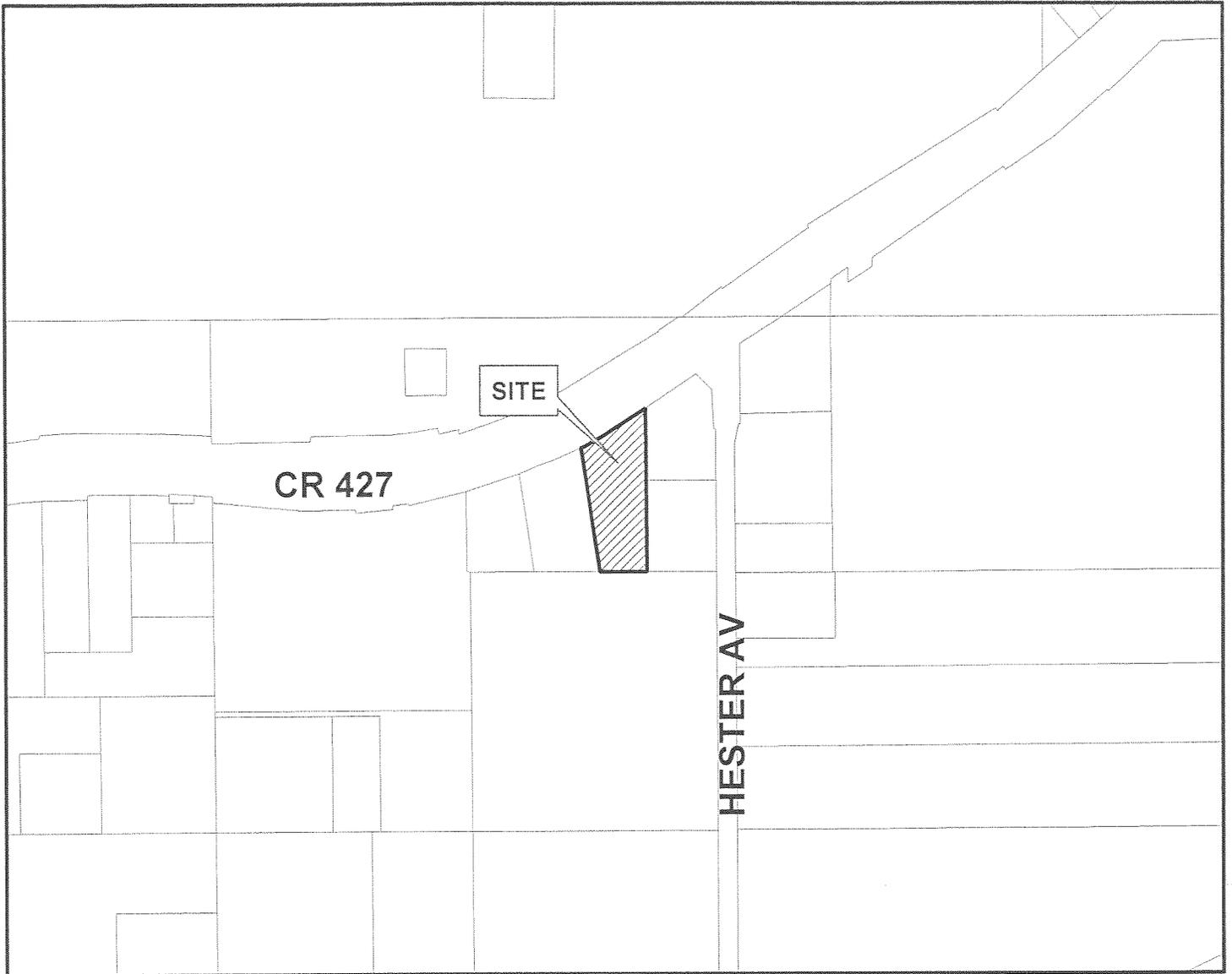
**Section 4. SEVERABILITY.** If any provision of this Ordinance or the application thereof to any person or circumstance is held invalid, it is the intent of the Board of County Commissioners that the invalidity shall not affect other provisions or applications of this Ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are declared severable.

**Section 5. EFFECTIVE DATE.** A certified copy of this Ordinance shall be provided to the Florida Department of State by the Clerk of the Board of County Commissioners in accordance with Section 125.66, Florida Statutes, and this Ordinance shall be effective on the date of filing with the Department of State.

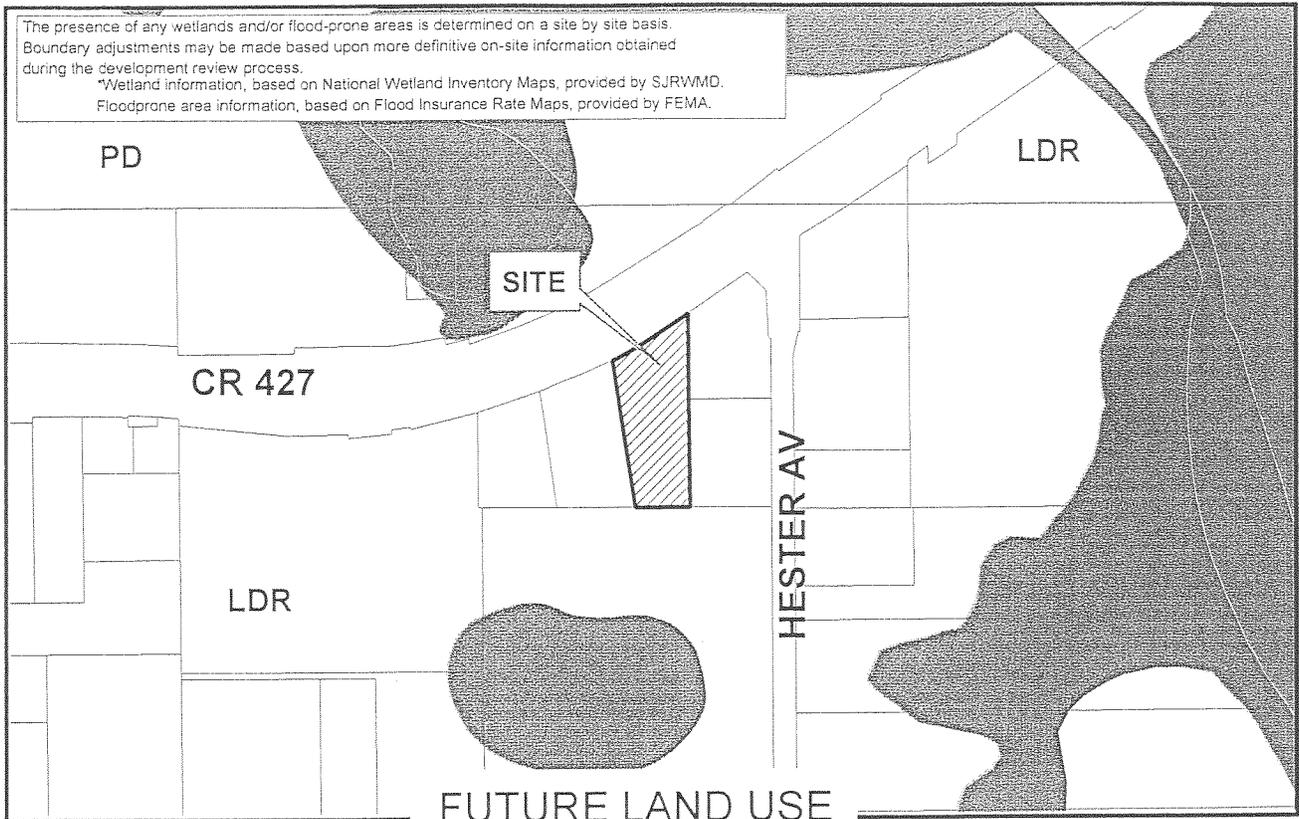
**ENACTED this 26<sup>th</sup> day of August 2003**

**BOARD OF COUNTY COMMISSIONERS  
SEMINOLE COUNTY, FLORIDA**

By: \_\_\_\_\_  
Daryl McLain  
Chairman



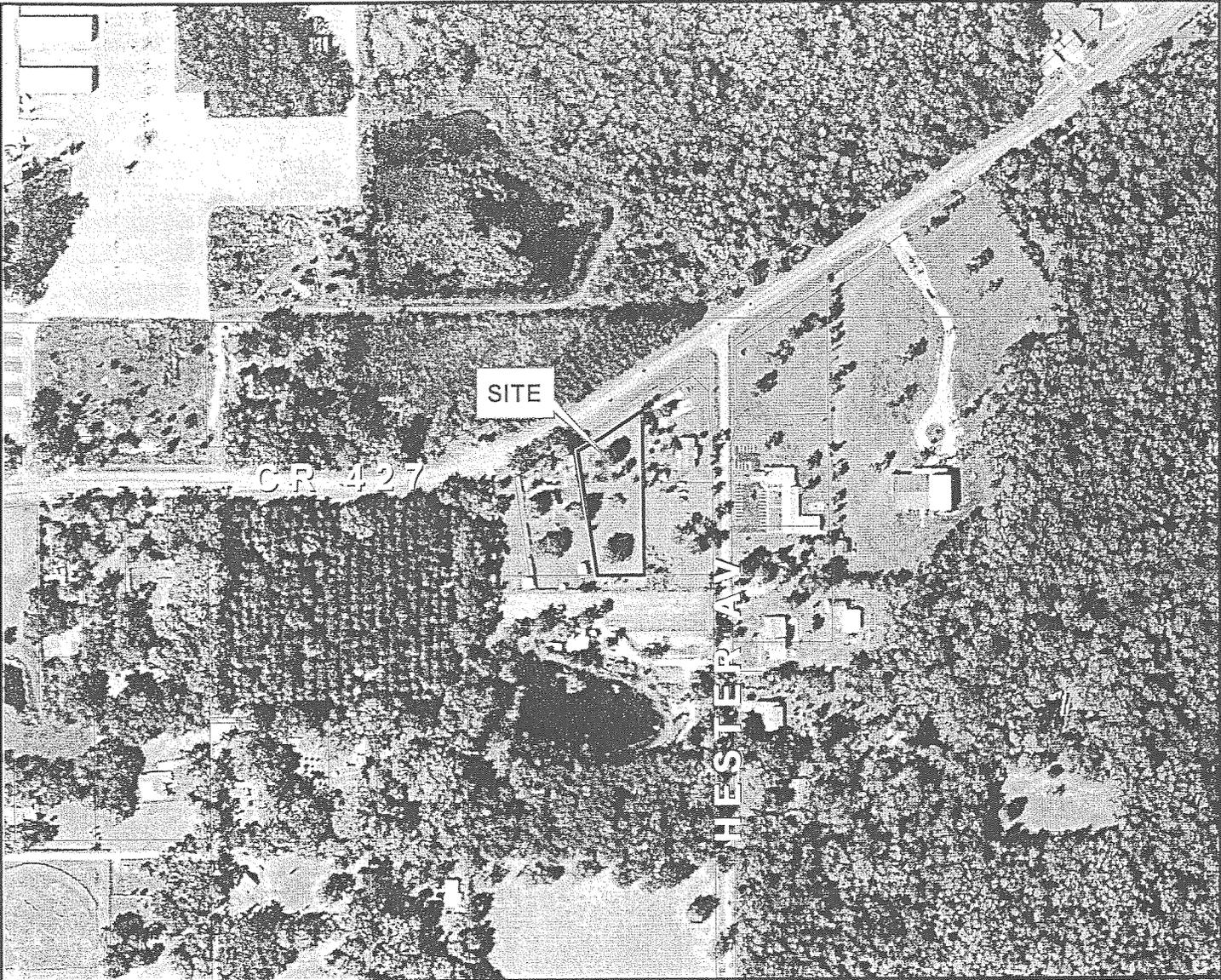
The presence of any wetlands and/or flood-prone areas is determined on a site by site basis. Boundary adjustments may be made based upon more definitive on-site information obtained during the development review process.  
 \*Wetland information, based on National Wetland Inventory Maps, provided by SJRWMD.  
 Floodprone area information, based on Flood Insurance Rate Maps, provided by FEMA.



Applicant: Seminole County\_BCC  
 Physical STR: 23-20-30-300-010A-0000  
 Gross Acres: 1.25    BCC District: 2  
 Existing Use: County owned  
 Special Notes: None

	Amend/ Rezone#	From	To
FLU	--	--	--
Zoning	Z2003-032	A-1	PLI





Rezone No: Z2003-032

From: A-1 To: PLI

 Parcel

 Subject Property



February 1999 Color Aerials